

**City of Eau Claire
Plan Commission Minutes
Meeting of January 4, 2016**

City Hall, Council Chambers

7:00 p.m.

Members Present: Messrs. Granlund, Larsen, Pederson, Seymour, Weld
Ms. Ebert and Ms. Mitchell

Staff Present: Messrs. Tufte, Fieber, Petrie, Genskow, Noel

The meeting was chaired by Mr. Weld.

1. **PUBLIC ZONING (PZ-1601) – McDonough Park**

Mr. Tufte presented a request by the City to approve a site plan that would expand parking, pickleball courts and other uses at McDonough Park. A new drive would extend eastward and a 24-stall parking lot would accommodate more users. There would be six new pickleball courts to the east of the existing courts. Residents were invited to attend a recent open house. The Waterways and Parks Commission reviewed plans and recommended approval.

Phil Fieber, Director of the Parks Department stated pickleball players usually start in the morning and are done by sundown. Courts lighting will not be provided. The City insisted there would be no additional parking demand placed on using the dead-end streets south of the park. There will be no deforestation on the premise for improvements.

Rod Doering, Mike Peterson, and Greg Haugen with the Chippewa Valley Pickleball Club stated there are about 110 members and they are part of a national association. They have contributed money to refurbish existing courts and plan to help pay for more improvements. Members play every day, except Sundays, and many ages play the sport. Tournaments have brought in tourists.

Cindy Estrada, 1622 Omaha Street, stated the park has been underutilized and wondered if the improvements will cause deforestation and how much parking would be provided.

Mr. Granlund moved to recommend approval of the site plan seconded by Pederson and the motion carried.

2. **CERTIFIED SURVEY MAP (CSM-1-16) – Bittersweet Road**

Mr. Tufte presented a request to approve a Certified Survey Map for two lots on 4.6 acres in the Town of Washington. There is one residence and this home would be on a new lot with a secondary vacant lot. Surrounding lots are similar in size. This project is within the City's Sewer Service Area and subject to a 10-acre lot standard, unless exceptions are found. Providing utilities at this time is not realistic because of multiple owners to the north.

Robbin Hall with Hall Realty Group, representing applicants William and Jo Ellyn DeCesare of 1077 Bittersweet Road, spoke in support of the lot split.

Ms. Ebert moved to approve the certified survey map seconded by Ms. Mitchell and the motion carried.

3. **DISCUSSION/DIRECTION**

A. Solar Access Ordinance

Mr. Noel presented a draft ordinance covering accessory and conditional use standards for solar arrays and solar farms. Accessory solar arrays over 1,000 square feet on residential buildings of four units or less would need a conditional use permit. He also explained the state statute on solar.

Commissioners asked several questions such as; where solar is currently being installed in the city, is there a problem with the reflectivity of solar, what the recourse is when a neighbor's vegetation blocks solar, and the basic need for the ordinance. They gave direction to staff to develop a manual for the public, make clear that solar on buildings should follow building setbacks, and add specific standards for conditional use permit review.

B. North Side Hill Neighborhood – Putnam/Fay Street Rezoning

Mr. Petrie stated the North Side Hill Neighborhood Plan calls for rezoning C-2 and C-3 properties along Fay and Madison Streets to reflect current land use. Some lots contain single and two-family dwellings. Commercial uses do not meet setbacks. The rezoning would reduce non-conforming situations. Central Business District (CBD) zoning would allow dwelling units on second floors, but taverns would need a conditional use permit. If the rezoning occurs, the conditional uses would be reviewed concurrently. Proper rezoning districts will be decided after obtaining feedback from property owners and further land use analysis.

Commissioners directed staff to meet with the property owners in the area.

C. Code Compliance Items

None.

D. Future Agenda Items

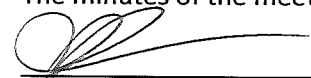
None.

E. Additions or Corrections to Minutes

None.

4. **MINUTES**

The minutes of the meeting of December 14, 2015 were approved.



Jamie Radabaugh, Secretary